

TEXAS AVENUE CORRIDOR STUDY  
PROPERTY INVENTORY SURVEY FORM  
GROUP 3

Property ID: R49177

Property Information

property address: 1215 S TEXAS AVE  
legal description: WINTER, BLOCK 7, LOT 7 & 8  
owner name/address: WATSON MOTORS INC  
1211 S TEXAS AVE  
BRYAN, TX 77803-4560  
full business name: Watson Motors  
land use category: comm/retail type of business: car sales  
current zoning: C3 occupancy status: occupied  
lot area (square feet): 27400 frontage along Texas Avenue (feet): 100  
lot depth (feet): 270 sq. footage of building: 6721  
property conforms to: ☒ min. lot area standards ☒ min. lot depth standards ☐ min. lot width standards

Improvements

# of buildings: 1 building height (feet): 10 # of stories: 1  
type of buildings (specify): brick  
building/site condition: 3  
buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify) \_\_\_\_\_  
approximate construction date: \_\_\_\_\_ accessible to the public: ☒ yes ☐ no  
possible historic resource: ☒ yes ☐ no sidewalks along Texas Avenue: ☒ yes ☐ no  
other improvements: ☒ yes ☐ no (specify) pipe fence  
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☐ abandoned ☒ in-use  
# of signs: 1 type/material of sign: metal  
overall condition (specify): good  
removal of any dilapidated signs suggested? ☐ yes ☐ no (specify) \_\_\_\_\_

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☐ yes ☒ no # of available off-street spaces: \_\_\_\_\_  
lot type: ☒ asphalt ☐ concrete ☐ other \_\_\_\_\_  
space sizes: \_\_\_\_\_ sufficient off-street parking for existing land use: ☒ yes ☐ no  
overall condition: good  
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

### Curb Cuts on Texas Avenue

how many: 1 curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☒ no  
if yes, which ones: \_\_\_\_\_

meet adjacent separation requirements: ☐ yes ☒ no meet opposite separation requirements: ☐ yes ☒ no

### Landscaping

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☒ yes ☐ no  
comments: \_\_\_\_\_

### Outside Storage

☐ yes ☒ no (specify) \_\_\_\_\_  
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☐ no

### Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☒ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

### Other Comments:

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